

LEWIS COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

MEMORANDUM

To: Planning Commission
From: Jerry Basler
Date: April 26th, 2011
Subject: 2011 Rezone & Concurrent Comprehensive Map Amendments

The Planning Division has received (5) rezone and concurrent comprehensive map amendments, and (1) remanded rezone from last year. Staff reports are being prepared on each rezone and this memo is to provide some basic information for each proposal for the workshop(s). The Planning Commission will hold a public hearing, and make a recommendation to the Board of County Commissioners, at the June 28th, 2011 meeting. A Public Hearing will be required by the Board of County Commissioners at a later date.

1) MSC 10-0117 Herbrand Company
Site Address: Peters Road, Randle WA
Parcel Numbers: 031296001009, 031296001013, 03129600014
Acreage: 60
Proposal: Agricultural Resource Land to Mineral (Previously RDD-5).

The applicant intends to use a portion of the site as a rock pit. The site is heavily treed, with rock outcroppings. The site in the past has been used by DNR as a rock pit. Site is not currently used for agricultural purposes and is not irrigated and it is currently vacant. The site shows approximately 70% prime farmland, with moderate to somewhat excessive drainage.

2) MSC 10-0118 Jill Hartman
Site Address: 288 Forest Napavine Road E.
Parcel Number: 018126001000
Acreage: 18
Proposal: Agricultural Resource Land to RDD-5 (Previously RDD-5).

The applicant intends to split the lot into 3 parcels. The site is $\frac{3}{4}$ cleared, with some trees and brush on the north portion of the lot. There is a house on the site and small nursery. The site is prime farmland if properly drained, but approximately 75% of the site is poor to moderately drained soil. No drainage has taken place on the site. Currently no irrigation takes place on the parcel, and no agricultural uses take place or have taken place in the past. The property is under the current ag tax program and is part of a corridor of Agricultural Resource Land.

3) MSC 10-0119 Port of Chehalis

Site Address: Hwy 6 Boistfort Rd., Chehalis, WA 98532

Parcel Numbers: 019482001001, 019489002003, 019482001004, 019482001003, 019478008000, 01948900200, 019512002000

Acreage: 391.37

Proposal: RDD-5 to Rural Area Industrial (Previously RDD-5, small strip to the north is ARL).

The applicant intends to develop the property into those uses associated with industrial. No specific uses have been proposed. The site is primarily clear, with some trees and brush on the north portion of the lot. The parcels under consideration are currently vacant, and surround existing Rural Area Industrial.

The area has not been developed as RDD-5 and is vacant at this point. Approximately 90% of the site is prime farmland if drained, but is listed as poorly drained. The parcels have not been drained.

4) MSC 10-0102 Hampton Lumber Mills Inc.

Site Address: US Highway 12

Parcel Number: 035245011000, 035235001000, 035239004000

Acreage: 55

Proposal: Small Town Industrial to Small Town Mixed Use (Previously STI).

The applicant intends to develop the property into those uses allowed in the mixed use zone. A mixed use residential development conceptual drawing was submitted. The site is mixed with trees and brush. The parcels under consideration contain two separate lots, and a portion of a larger lot whose lot lines will be reconfigured through a lot line adjustment at a later date. A legal description will be done at a later date to recognize that portion of the larger lot to be included in this rezone. The applicant states the lots that are part of the larger mill site will not be utilized as a mill site again.

5) MSC 10-0103 Keith Gastfield

Site Address: Eadon Road, Toledo, WA

Parcel Number: 011505002000

Acreage: 50

Proposal: Agricultural Resource Land to RDD-5 (Previously RDD-10).

The applicant intends to develop the property into those uses allowed in the RDD-5 zone. No specific uses have been proposed. The site is treed, with slopes above 30% in the south portion of the parcel. The north portion of the site is classified as wetland. The north half of the lot is listed as "prime farmland", while the south portion is listed as "not prime farmland."

No drainage has taken place on the site. Currently the parcel is not irrigated and no agricultural uses take place or have taken place on the property. The property is under the current ag tax program. The parcel is part of a larger portion of the Agricultural Resource land area.

6) Remand Joan Rambo

Site Address: 157 Roberts Rd, Chehalis, WA

Parcel Numbers: 017227000000, 017227001000

Acreage: 23.47

Proposal: Agricultural Resource Land to RDD-5 (Previously RDD-5).

This proposal was remanded back to the Planning Commission after being considered by the Board of County Commissioners last year. The applicant states that the property will not support a commercial crop, and is not viable as Agricultural Resource Land. The property still meets ARL criteria, showing prime soils. The parcels are in the ag land tax program. Currently the parcels are leased for haying. Approximately $\frac{3}{4}$ of the site is prime farmland if drained and is moderately drained and the other portion of the lot is poorly drained.